

Minutes
January 9, 2014
North End - Huntington Heights Architectural Review Board

Members present:

Karl Dahlen, Carolyn Hughes, Mary Kayaselcuk, Phil Shook

Members Absent: Deirdre Wells. The Board has two vacancies.

Staff present: David Watson

The meeting was called to order at 6:00 PM.

The minutes of the December 5, 2013 regular meeting and annual guidelines update meeting were reviewed and approved with amendments.

New Business

COA-13-272 221 53rd Street.

Staff provided a summary of the application stating that the applicant notes that many alterations have been performed on the property over the years, and a goal of the proposed renovation is to return to the original design to the extent possible. As part of this process, a COA is requested for:

- 1) The removal of existing 1/1 double hung windows and replacing them with dimensionally correct wood windows.
- 2) The removal of aluminum siding and replacing it with vinyl siding that matches the reveal of the underlying original wood siding.
- 3) The removal of slate roofs and installing slate colored architectural style shingles. The slates on the roof have been coated with an aluminum based sealant which significantly alters their appearance.
- 4) The replacement of the doors with the half-glass style door that was original to the structures. The transom windows will be made operable. Staff noted that this work does not require Board or administrative review.

The Board noted that some of the windows seem to be modern replacement windows with 6/6 lights and clarified to the applicant that there is no requirement that these windows be replaced in order to achieve uniformity with the other windows. However, if it is determined that there is a need to replace these windows, they should be replaced with 1/1 double-hung windows, consistent with the original windows in the northernmost structure.

Ms. Kayaselcuk made a motion to approve the COA for replacement windows.

Mr. Dahlen provided a second.

Motion carried 4:0

The proposed siding will be placed over the original wood siding, and the dimensions of the vinyl siding will replicate the original wood. The Board noted that the shutters on the southernmost structure were not original, and could be removed. If shutters are desired, they must match the window height. The band between the two levels is not an original design feature and should not be replicated when new siding is installed.

Mr. Dahlen made a motion to approve the removal of aluminum siding and to install vinyl siding that matches the reveal of the original wooden siding.

Ms. Kayaselcuk provided a second.

Motion carried 4:0

Mr. Dahlen noted that the slate roof had been altered to the point of not being recognizable as slate, and agreed it should be replaced with three-tab architectural style shingles.

Ms. Kayaselcuk made a motion to approve the replacement of the slate roof with three-tab architectural style shingles.

Mr. Dahlen provided a second

Motion carried 4:0

COA-14-273 320 51st Street.

Staff provided a summary of the application. The COA request is for the replacement of existing cedar shake siding with synthetic Hardie Fiber shingles. The T-111 siding will be covered with vinyl lap siding.

The enclosed front porch will be restored to an open porch. The new front door will be a 3-0 steel clad door with a light in the upper portion and a set of side lights on the right side.

The remaining four original windows will be replaced with 6/1 vinyl windows to match the existing replacement windows. The windows to be replaced are located on the lower front elevation, (3) and the rear elevation (1).

The Board clarified that the synthetic shingles would be required to be installed on the upper level on all four sides of the structure. The lower story could use a Hardiplank type material or vinyl siding with a flat reveal. A divider band would be reinstalled between the shingle siding and the plank siding.

Mr. Dahlen made a motion was made to approve the replacement siding

Ms. Kayaselcuk provided a second

Motion carried 4:0

The Board noted that the restoration of the front enclosed porch to an open porch was historically appropriate and concurred with the choice of a Craftsman style door, tongue and groove decking, square rails on the porch, V-groove ceiling, and provided for the option of a sidelight.

Ms. Kayaselcuk made a motion to approve.

Mr. Dahlen provided a second.

Motion carried 4:0

New Business

Election of Officers

Mr. Dahlen nominated Phil Shook for Chairman.

Ms. Kayaselcuk provided a second.

Motion carried 4:0

Ms. Kayaselcuk nominated Deirdre Wells for Vice-Chairman.

Mr. Dahlen provided a second.

Motion carried 4:0

Old Business

None

The meeting adjourned at 6:30 PM.